

**Agenda
Design Review Board
Thursday, March 12, 2020 at 6:00 P.M.
Council Chambers – Municipal Building — 93 Cottage Street**

I. CALL TO ORDER

II. EXCUSED ABSENCES

III. ADOPTION OF AGENDA

IV. APPROVAL OF MINUTES

- a. January 22, 2020
- b. February 13, 2020

V. PUBLIC COMMENT

VI. BUILDING PERMIT REMINDERS

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: DRB-2020-05 (Porch at 59 Cottage Street)
Applicant: Robert Rechholtz
Project Location: 59 Cottage Street / 104-085-000
Proposed Project: Changes to exterior appearance of non-historic building (Add an outside deck, 10'x21', on front of salon at 59 Cottage Street)

b. Certificate of Appropriateness

Application: DRB-2020-06 (Siding at Sherman's Bookstore)
Applicant: Jeff Curtis
Project Location: 56 Main Street / 104-528-000
Proposed Project: Changes to exterior appearance of historic building (new siding and paint color on north side and second story of west side, move and double one window, remove three others)

c. Certificate of Appropriateness

Application: DRB-2020-07 (Fire Department doors)
Applicant: Town of Bar Harbor (Fire Department)
Project Location: 37 Firefly Lane / 104-401-000
Proposed Project: Changes to exterior appearance of historic building (replacement of three overhead doors to allow for larger vehicles, with the three new doors to match existing fourth overhead door used by ladder truck)

**Agenda
Design Review Board
Thursday, March 12, 2020 at 6:00 P.M.
Council Chambers – Municipal Building — 93 Cottage Street**

d. Certificate of Appropriateness

Application: DRB-2020-08 (Robbins Motel signage)
Applicant: Diwas Thapa
Project Location: 396 ME-3 / 209-117-000
Proposed Project: Installation or changes in sign or awning (Swap out old signs at both ends of the property with new signs, remove center sign and install new motel sign)

e. Certificate of Appropriateness

Application: DRB-2020-08 (Artwaves signage)
Applicant: Artwaves
Project Location: 1345 State Highway 102 / 227-033-000
Proposed Project: Installation or changes in sign or awning (Installation of a permanent sign with removable blades for various activities, and parking signage)

VIII. OTHER BUSINESS

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

X. ADJOURNMENT

**Agenda — Workshop
Design Review Board
Thursday, March 12, 2020, immediately following above meeting
Council Chambers – Municipal Building
93 Cottage Street**

1. Design Review Handbook discussion (pages 19-22)

Minutes — Design Review Board
Wednesday, January 22, 2020 at 4:00 P.M.
(RESCHEDULED from Thursday, January 16, due to weather)
Council Chambers – Municipal Building — 93 Cottage Street

I. CALL TO ORDER

Chairman Barbara Sassaman called the meeting to order at 4:00 PM.

II. EXCUSED ABSENCES

Member Pancho Cole was not present, and his absence was noted by Chairman Sassaman.

III. ADOPTION OF AGENDA

Vice-chairman Steve Demers moved to approve the agenda, and member Andrew Geel seconded the motion. It then carried unanimously (4-0).

IV. APPROVAL OF MINUTES (December 12, 2019)

Geel moved to accept the minutes, and Demers seconded the motion. It then carried unanimously (4-0).

V. PUBLIC COMMENT

Chairman Sassaman invited public comment, but there were no takers.

VI. BUILDING PERMIT REMINDERS

Chairman Sassaman reminded those in attendance that anyone receiving a certificate of appropriateness for an application before the board that night would need to get a building permit from the Code Enforcement Office prior to beginning work.

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application:	DRB-19-44 (Destination Health apartment building)
Applicant:	Destination Health Properties, LLC
Project Location:	124 Cottage Street (and Brewer Avenue)/104-159-000
Proposed Project:	Construction of new building (two-story apartment building previously approved by DRB, with new color scheme to match adjacent/associated commercial building and change to pitched roof from previous flat roof)

Stewart Brecher and Geoff Fraser were present to represent the applicant. Brecher described the application as straightforward, and said they were seeking to modify the appearance of the apartment building in order for it to look like the commercial building on Cottage Street, following the change to the design of that building with the Design Review Board last year.

Brecher noted the proposed orientation of the apartment building is that so the applicant can, at a later time, put solar panels on the roof. Fraser spoke about the color choices for the buildings, noting that the main building has horizontal trim with a gray color. He spoke about the siding options that are being considered by the applicant right now. He and Brecher said the ultimate color pattern will be gray and gray (all for the main building). They then explained how those color choices related to the apartment building. Brecher said they will try to match the colors as closely as

Minutes — Design Review Board
Wednesday, January 22, 2020 at 4:00 P.M.
(RESCHEDULED from Thursday, January 16, due to weather)
Council Chambers – Municipal Building — 93 Cottage Street

possible. The gray color references was #6251 – Outer Space, by Sherwin Williams. “Someone has a job to name these things,” said Fraser. “I want that job,” said Sassaman.

Fraser and Brecher spoke about the financial challenges the applicant is facing. Discussion then turned to light fixtures, and Brecher spoke about where they will be placed, noting that the lights are the same as proposed before and that they are Dark Sky Compliant. Geel asked if the apartments would be year-round rentals, and Brecher said he was unsure (other than that one apartment would be for an employee of Destination Health).

Demers asked about the height of the building. Discussion ensued with the applicant’s representatives. Demers asked if the eve line could be dropped at all. Brecher said doing this would lead to headroom issues. Becher and Fraser spoke about the layout of the neighborhood. Demers said he thought this would be the tallest building in the entire neighborhood. There was more discussion. Fraser and Brecher said structural and budgetary issues would limit the design options.

Demers moved to approve the application as submitted for both buildings, with the understanding that on the Destination Health commercial building on Cottage Street the siding color is going to be either Sherwin Williams 6251 or something quite similar and that on the residential apartment building the addition of a pitched roof as illustrated is approved and also the installation of two down lights at each of the two entries, the same as previously approved. Bono seconded the motion. Without further discussion, it then carried unanimously.

b. Certificate of Appropriateness

Application:	DRB-2020-01 (Holbrook House bed & breakfast)
Applicant:	ME Properties, LLC (Eric and Michelle Allvin)
Project Location:	74 Mount Desert Street/104-413-000
Proposed Project:	Changes to exterior appearance of a non-historic building (replacing existing windows and door, and stock molding color change to match rest of building)

Eric Allvin was present. He said they are “just trying to keep the color scheme coming around the house.” He recounted the history of prior Design Review Board approvals for work at the property. He described the specific components of this proposal.

After further discussion, **Demers moved to approve the application as submitted.** Geel said he had a question, seeking clarification on the windows and door being replaced as well as the grille patterns on certain sashes. Allvin responded, and then Demers then sought further clarification. Allvin responded again. **Demers then moved to approve the application as submitted, with the understanding that all double-hung windows being replaced will have the Prairie grille pattern in the upper sash only. Bono seconded the motion, and it carried unanimously (4-0).**

Following the vote, Chairman Sassaman complimented Allvin on the work that has been done at his property. Other board members echoed her words.

Minutes — Design Review Board
Wednesday, January 22, 2020 at 4:00 P.M.
(RESCHEDULED from Thursday, January 16, due to weather)
Council Chambers – Municipal Building — 93 Cottage Street

c. Certificate of Appropriateness

Application: DRB-2020-02 (Acadia Landscape & Design)
Applicant: Acadia Landscape & Design, LLC (Mike Gillis)
Project Location: 1434 State Highway 102/220-087-000
Proposed Project: Construction of new building (install modular/pre-built seasonal building, with colors to match existing structure)

Mike Gillis was present. He gave a history of the property since he has owned it, and explained how the site is used currently. There was discussion between the board and the applicant to ensure board members understood they layout of the site and what the application involved. Chairman Sassaman had specific questions relating to lighting.

Geel moved to approve the application as submitted, with the understanding that the office will be painted the same color as the existing garage and tool shop (trim as well), and with expectations that there will be a light installed near the doorway for safety (Dark Sky Compliant with 3,000 Kelvin or less temperature). Chairman Sassaman seconded the motion, and it then carried unanimously (4-0).

VIII. OTHER BUSINESS

a. Design Review Handbook discussion

There was an acknowledgement nothing had been done on this since the last meeting. Chairman Sassaman said she would send out more material and asked board members to read it and respond.

b. Review of DRB matters to discuss with Planning Board at its Feb. 5, 2020 meeting

Assistant Planner Steve Fuller explained this was on the agenda because of discussion at the December meeting and further explained why it was on the agenda tonight. Discussion ensued. There was agreement the board needed notes from that December meeting to have a better talk.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Chairman Sassaman said the board is “going to get this dang handbook done... piece by piece, if I have to drag you backwards through bushes to do so.”

X. ADJOURNMENT

At 4:36 PM, Chairman Sassaman made a motion to adjourn the meeting and Demers seconded it. The motion then carried unanimously.

Signed as approved:

Peter Bono, Secretary
Design Review Board, Town of Bar Harbor

Date

Minutes
Bar Harbor Design Review Board
Thursday, February 13, 2020 at 6:00 P.M.
Council Chambers – Municipal Building — 93 Cottage Street

I. CALL TO ORDER

Chairman Barbara Sassaman called the meeting to order at 6:00 PM.

II. EXCUSED ABSENCES

All five members were present, so there were no absences to excuse.

III. ADOPTION OF AGENDA

Sassaman made a motion to adopt the agenda, with the change that agenda items 8A and 8B be taken up in the reverse order, and that the Design Review Board handbook discussion be done as a workshop rather than during the business meeting so that staff might be able to go home. Member Pancho Cole second the motion, and it carried unanimously (5-0).

IV. APPROVAL OF MINUTES (January 22, 2020)

The minutes from the January meeting were not ready for this meeting, and as such the board will take them up in March.

V. PUBLIC COMMENT

Chairman Sassaman invited public comment, but there were no takers.

VI. BUILDING PERMIT REMINDERS

Chairman Sassaman reminded those in attendance that anyone receiving a certificate of appropriateness for an application before the board tonight would need to get a building permit from the Code Enforcement Office prior to beginning work.

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: DRB-2020-03
Applicant: 9 Lenox Place, LLC (Eben Salvatore, representative)
Project Location: 9 Lenox Place (104-148-000)
Proposed Project: Construction of a new building (construct a 10' x 15' bike rack shelter between the West Street Hotel parking lot and the town-owned parking lot).

Eben Salvatore was present and gave an overview of the application. Cole asked about lighting and whether there would be infrastructure to charge electric bikes. Salvatore said he was not sure how much demand there was among employees for such bikes, but that charging infrastructure could easily be added in the future.

Salvatore said the bike rack shelter will be somewhat screened but still visible. Chairman Sassaman said she thought it would be nice to see a bike rack that's somewhat visible. Salvatore, in response from questions from the board, explained how the racks would be arranged. He also spoke to the style of the shelter, and said the roof will have cedar shingles and not asphalt shingles. Board

Minutes
Bar Harbor Design Review Board
Thursday, February 13, 2020 at 6:00 P.M.

Council Chambers – Municipal Building — 93 Cottage Street

members were glad to hear this. Secretary Pete Bono said the style is very much in keeping with the Bar Harbor community.

Member Andrew Geel made a motion to approve the application as submitted. Vice-chairman Steve Demers seconded the motion, and it carried unanimously (5-0).

b. Certificate of Appropriateness

Application: DRB-2020-04
Applicant: MDI YMCA (Tommy Parham, executive director)
Project Location: 21 Park Street (107-221-000)
Proposed Project: Installation or changes in fences and freestanding walls (construct a new, 10'-high sound mitigation fence to enclose the existing air handling unit located in the rear parking lot, and after-the-fact approval for replacement and relocation of an existing 6'-high cedar picket fence).

Architect Geoff Fraser joined Tommy Parham to present the application. Fraser said since the air handling unit has been put in, there have been complaints about the noise from neighbors. The purpose of this project is to mitigate that noise. The other part of the application is after-the-fact approval for the replacement and relocation of a 6-foot-high cedar picket fence.

Fraser explained the specifics of the fence, noting that the sound mitigation fence will have solid western red cedar on its exterior face and perforated sound board on the inside. The air handler is about 8 feet high, and the fence will be 10 feet high in order to get above the sound. Fraser explained the fence will force the sound upward, preventing it from moving horizontally as it has been, toward abutters.

Fraser noted the applicant, if its budget allows, may choose to extend the fence toward the nearest corner of the Y building to also enclose a dumpster that is there (this section of the fence would be gated, if it is included). Discussion ensued.

Bono asked what percentage reduction of noise is expected. Fraser said it is hard to put a number on it, but that it should make a noticeable difference. He later said if needed, the whole unit could be enclosed if this effort should prove insufficient. There was a discussion about ordinance restrictions on fence heights, and Bono read from §125-69 O. (1), which makes exceptions allowing for taller fences in certain instances such as this.

Geel asked if the western red cedar will be treated, and Fraser said it will not be and will instead age naturally. On the overall design, Demers said he liked that the fence had a little of an architectural sense to it. Chairman Sassaman joked it was almost as if someone with an architectural eye had designed it. There was general discussion about noise and an acknowledgement that is not within the Design Review Board's purview.

Minutes
Bar Harbor Design Review Board
Thursday, February 13, 2020 at 6:00 P.M.
Council Chambers – Municipal Building — 93 Cottage Street

After further discussion, Bono moved to approve the application as submitted, noting that the applicant shall also have the option to extend the sound fence to the edge of the building to enclose the dumpster in a similar fashion. Cole seconded the motion, and it then carried unanimously (5-0).

VIII. OTHER BUSINESS

a. Discussion of DRB matters involving possible LUO amendments for November 2020

Assistant Planner Steve Fuller explained this had been put on as a placeholder in case, as was discussed at a board workshop in December, the board still wanted to try and get something on the ballot in November of 2020.

There was discussion about what, exactly, the board might want to push for. After discussion, it was agreed the first priority should be tying Design Review Board oversight to properties along specific streets/roads, or by tax map and lot number, rather than tying it to certain zoning districts (as zoning district boundaries can, and do, sometimes change). Geel said the idea is to try and eliminate wiggle room and to make the criteria as specific as possible.

It was agreed that Fuller and Chairman Sassaman would set up a meeting on Friday, February 21 to discussion bringing this matter before the Planning Board in either March or April, with the goal of getting it to a public hearing before the Planning Board at its June 3, 2020 meeting as that is when the formal process to get something on the November 2020 ballot begins.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

There were no comments or suggestions for the next agenda (the next meeting will be Thursday, March 12, 2020).

X. ADJOURNMENT

At 6:33 PM, Chairman Sassaman made a motion to adjourn the meeting. Cole seconded the motion, which then carried unanimously (5-0).

Note: after adjourning the business portion of the meeting, the board then went into a workshop session to take up the remaining item from its agenda: **VIII. b. Design Review Handbook discussion**. No action was taken during this workshop session.

Signed as approved:

Peter Bono, Secretary
Design Review Board, Town of Bar Harbor

Date



Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness

DRB Application Number:

2020-5

Date:

2/25/20

Map & Lot:

104-85

GENERAL INFORMATION:

Project Location:

street address

RECEIVED

TOW
PLANNING

APPLICANT INFORMATION

Name: Robert Rechholtz Address: 59 Cottage ST
City: B.H. State: ME.
Email: rrechholtz@gmail.com
Phone: 207-664-3207

PROPERTY OWNER INFORMATION

Name: Address:
City: SAME State:
Email:
Phone:

RECEIVED

FEB 26 2020

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Address:
City: NONE State:
Email:
Phone:

TYPE OF PROJECT

- ☐ Demolition or Relocation of Historic Building ☒ Changes to Exterior Appearance of Nonhistoric Building ☐ Installation or Changes in Outdoor Storage/Display/Vending Machines
- ☐ Changes to Exterior of Appearance of Historic Building ☐ Installation or Changes in fences and freestanding walls ☐ Seasonal Closure
- ☐ Construction of New Building or Expansion of Nonhistoric Building ☐ Installation or Changes in Sign or Awning

The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.

- If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
- Applicant shall submit 10 copies of the application and \$28.00 or review fees.**

PLEASE BE ADVISED: A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

Signature of Applicant

Changes to the Exterior Appearance of Non-Historic Building
Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114

Detailed Project Description:

Add an OUT Side Deck on Front of
Salon at 59 Cottage St Size 10x21

CLOSURE: ☐ SEASONAL

☒ OPEN YEAR ROUND

A complete application to the Design Review Board shall contain the following information:

Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all façades to be altered as seen from a public street.	
Color photographs or photo simulations of the buildings adjacent to the subject property.	
Detailed building plans drawn to scale showing the exterior of any new building or addition including elevation drawings of all façades that can be seen from a public street together with plans for all portions of the exterior of any existing building seen from a public street that are proposed to be modified. The drawings shall provide information on the various building details covered in the standards, such as roofing materials, siding, windows, doorways, detailing and trim, etc.	
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	
Details on the design, color, and location of lighting fixtures together with information on proposed lighting levels shall be provided for new exterior lighting or changes in exterior lighting seen from a public street.	
A pictorial exhibit showing the neighboring buildings within the block face identifying the existing patterns and relationships, including setbacks from the street, building heights, building scales, front façade proportions, window proportions, building spacing, and materials.	
NOTE: Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting. Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.	



10x21 Deck
Federal LT

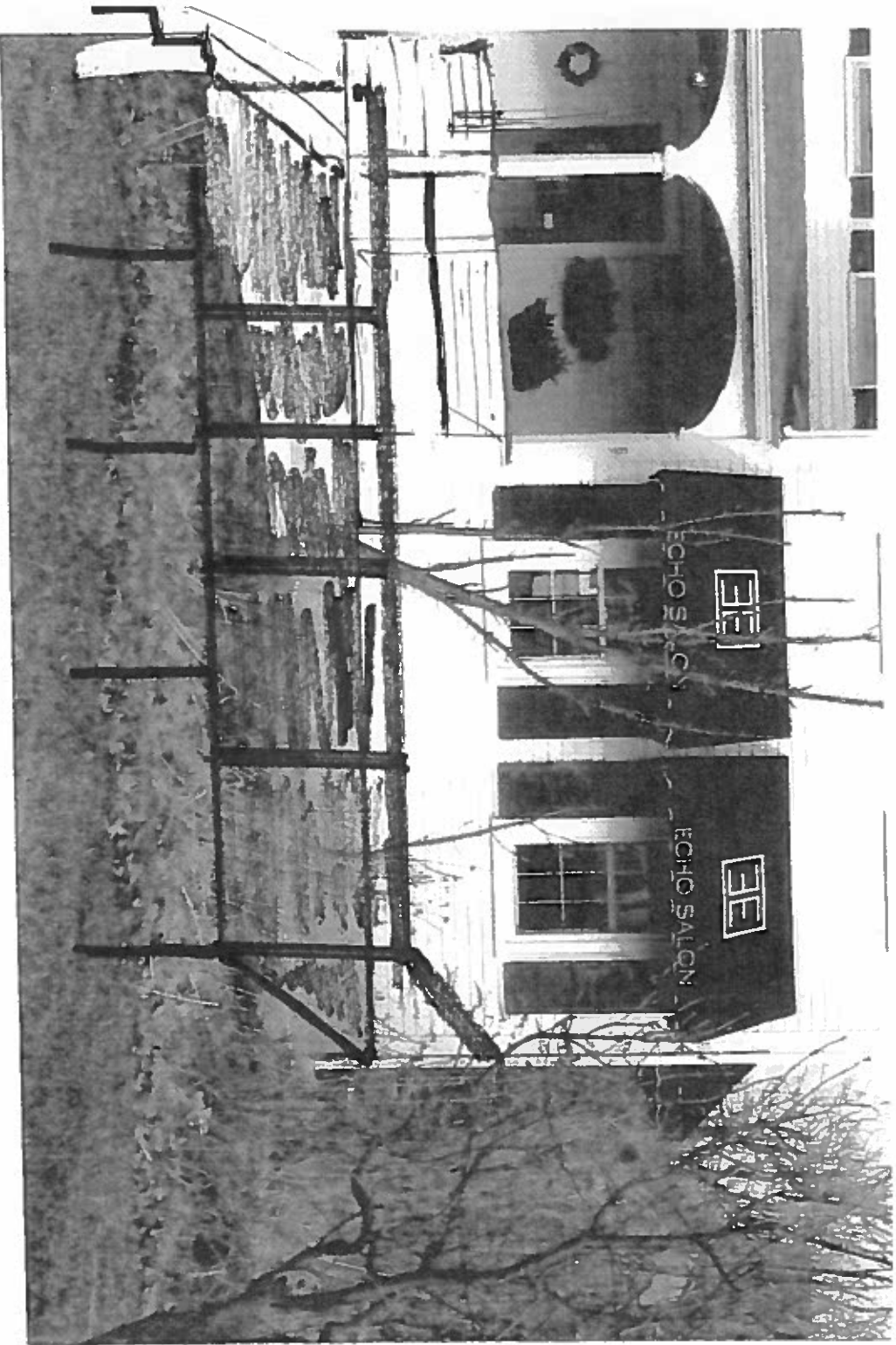
Detailed building plans on deck

- ◆ Pressure treated joist and stringers
- ◆ Cedar decking and railings
- ◆ Douglas fir 4x4 railing supports
- ◆ All exposed wood will not be treated, will weather naturally.

Lighting

- ◆ Lighting will not be in the scope of this building project
-















MISCELLANEOUS PAYMENT RECPT#: 434622
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 02/28/20 TIME: 14:19
CLERK: mporter DEPT:
CUSTOMER#: 0

PARCEL:

CHG: REVBD REVIEW BOARD FE 28.00

AMOUNT PAID: 28.00

PAID BY: RECHOLTZ
PAYMENT METH: CHECK
303

REFERENCE:

AMT TENDERED: 28.00
AMT APPLIED: 28.00
CHANGE: .00



Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness

DRB Application Number:

2020-04

Date:

3/2/20

Map & Lot:

104-528

RECEIVED

MAR 02 2020

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: 56 MAIN ST.
street address

APPLICANT INFORMATION

Name: JEFF CURTIS Address: 56 MAIN ST
City: BAR HARBOR State: ME
Email: JEFF @ SHERMANS.COM
Phone: 207-557-0187

PROPERTY OWNER INFORMATION

Name: JEFF CURTIS Address: 56 MAIN ST
City: BAR HARBOR State: ME
Email: JEFF @ SHERMANS.COM
Phone: 207-557-0187

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Address:
City: State:
Email:
Phone:

TYPE OF PROJECT

- | | | |
|--|---|--|
| <input type="checkbox"/> Demolition or Relocation of Historic Building | <input type="checkbox"/> Changes to Exterior Appearance of Nonhistoric Building | <input type="checkbox"/> Installation or Changes in Outdoor Storage/Display/Vending Machines |
| <input checked="" type="checkbox"/> Changes to Exterior of Appearance of Historic Building | <input type="checkbox"/> Installation or Changes in fences and freestanding walls | <input type="checkbox"/> Seasonal Closure |
| <input type="checkbox"/> Construction of New Building or Expansion of Nonhistoric Building | <input type="checkbox"/> Installation or Changes in Sign or Awning | |

- The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.
- If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
- Applicant shall submit 10 copies of the application and \$27 for review fees.**

PLEASE BE ADVISED: A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

Signature of Applicant

Changes to the Exterior Appearance of Historic Building
Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114

Detailed Project Description:

NEW CLAPBOARD SIDING AND PAINT COLOR ON
NORTH SIDE AND SECOND STORY WEST SIDE.
MOVE AND DOUBLE SECOND STORY NORTH WINDOW
ELIMINATE NORTH SIDE 1ST FLOOR 3 PICTURE
WINDOWS

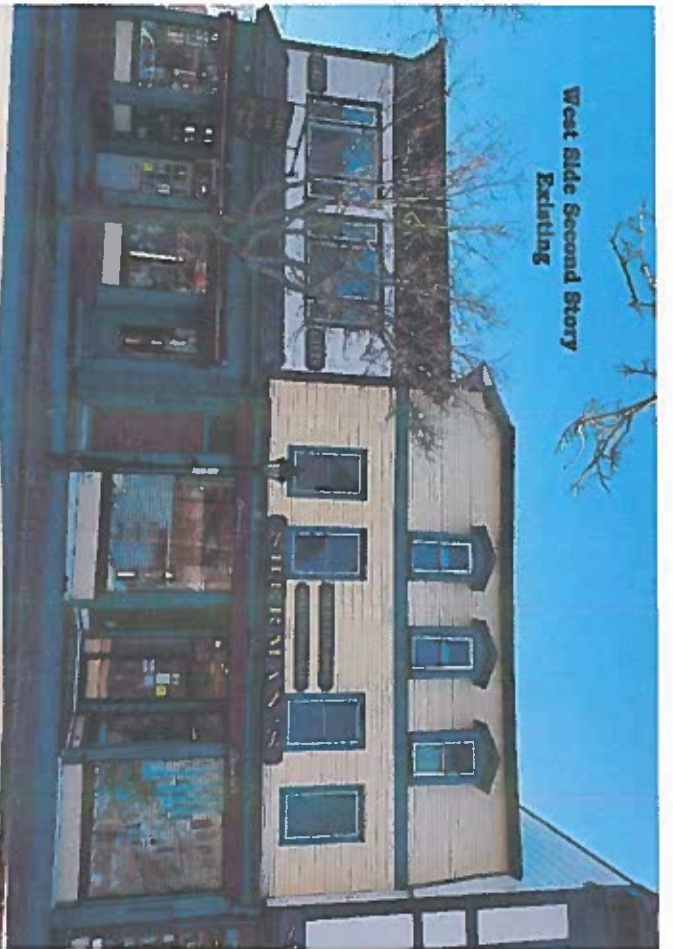
CLOSURE: [] SEASONAL

[X] OPEN YEAR ROUND

A complete application to the Design Review Board shall contain the following information:

Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all façades to be altered as seen from a public street.	✓
Color photographs or photo simulations of the buildings adjacent to the subject property.	✓
Detailed drawings, sketches, and/or photos or photo simulations of the existing historic building or structure focusing on the architectural details of any façades which are proposed to be altered.	✓
A site plan drawn to scale and meeting the requirements of Section 125-66 and showing the location of the building on the lot, all site improvements, and the relationship of the proposed building to adjacent buildings.	
Detailed building plans drawn to scale showing the exterior of any new building or addition including elevation drawings of all façades that can be seen from a public street together with plans for all portions of the exterior of any existing building seen from a public street that are proposed to be modified. The drawings shall provide information on the various building details covered in the standards, such as roofing materials, siding, windows, doorways, detailing and trim, etc.	
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	✓
Details on the design, color, and location of lighting fixtures together with information on proposed lighting levels shall be provided for new exterior lighting or changes in exterior lighting seen from a public street.	
A pictorial exhibit showing the neighboring buildings within the block face identifying the existing patterns and relationships, including setbacks from the street, building heights, building scales, front façade proportions, window proportions, building spacing, and materials.	
NOTE: Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting. Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.	

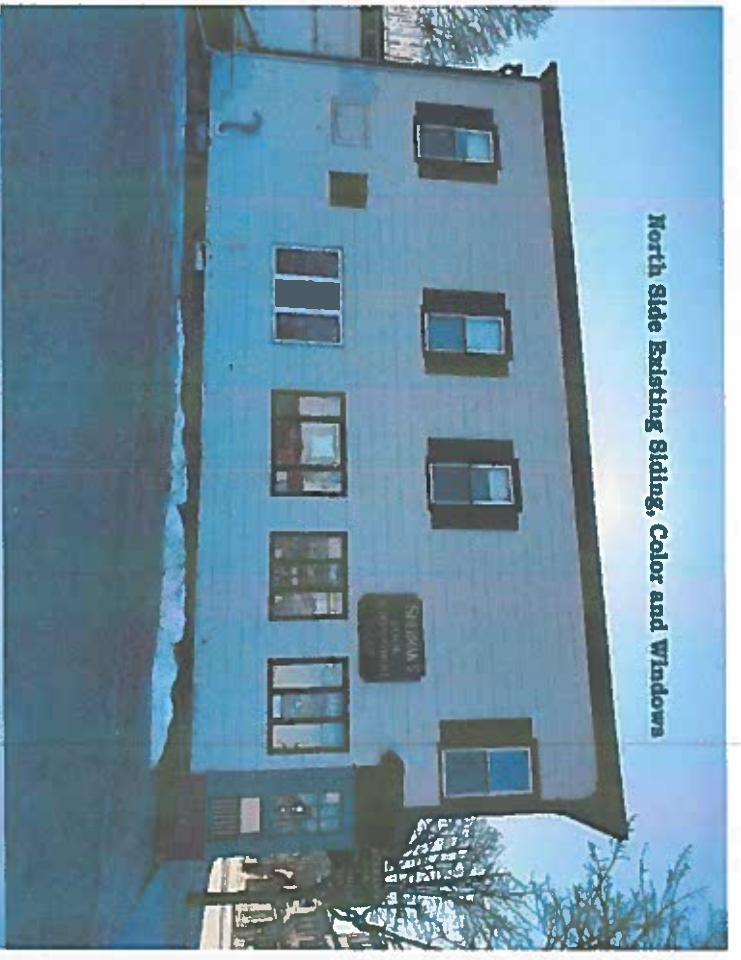
**West Side Second Story
Existing**



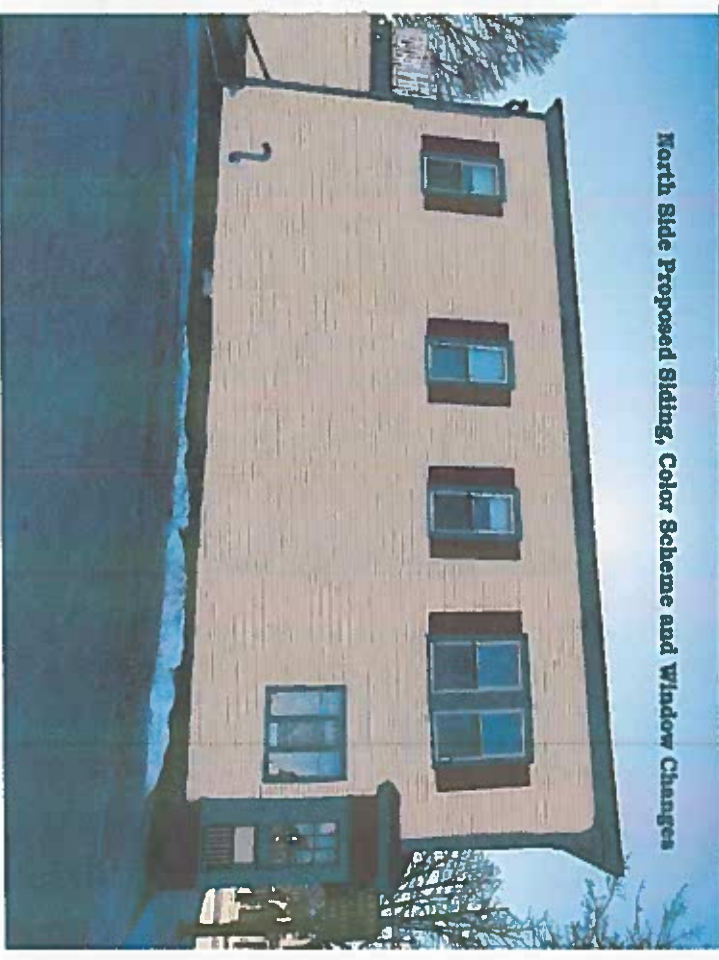
**West Side Second
Floor Proposed
Siding & Color Change**



North Side Existing Siding, Color and Windows



North Side Proposed Siding, Color Scheme and Window Changes



MISCELLANEOUS PAYMENT RECPTH: 434758
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 03/02/20 TIME: 14:23
CLERK: jturcotte DEPT:
CUSTOMER#: 0

PARCEL: 104-528-000

CHG: REVBD REVIEW BOARD FE 28.00

AMOUNT PAID: 28.00

PAID BY: SHERMANS
PAYMENT METH: CHECK
84092

REFERENCE:

AMT TENDERED: 28.00
AMT APPLIED: 28.00
CHANGE: .00



Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness

DRB Application Number:

2020-07

Date

3/4/2020

Map & Lot

104-401-000

RECEIVED

MAR 04 2020

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: Over head door replacement

APPLICANT INFORMATION

Name Bar Harbor Fire Address 37 Firefly Lane
City Bar Harbor State ME
Email mbarth@barharbormaine.gov
Phone 284-5533

PROPERTY OWNER INFORMATION

Name Town of Bar Harbor Address
City State
Email
Phone

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name Address
City State
Email
Phone

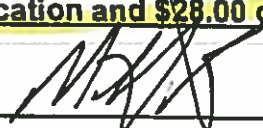
TYPE OF PROJECT

- | | | |
|--|---|--|
| <input type="checkbox"/> Demolition or Relocation of Historic Building | <input type="checkbox"/> Changes to Exterior Appearance of Nonhistoric Building | <input type="checkbox"/> Installation or Changes in Outdoor Storage/Display/Vending Machines |
| <input checked="" type="checkbox"/> Changes to Exterior of Appearance of Historic Building | <input type="checkbox"/> Installation or Changes in fences and freestanding walls | <input type="checkbox"/> Seasonal Closure |
| <input type="checkbox"/> Construction of New Building or Expansion of Nonhistoric Building | <input type="checkbox"/> Installation or Changes in Sign or Awning | |

• The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.

- If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
- **Applicant shall submit 10 copies of the application and \$28.00 or review fees.**

PLEASE BE ADVISED: A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329


Signature of Applicant

Changes to the Exterior Appearance of Historic Building
Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114

Detailed Project Description:

Need to replace current overhead door to accommodate a new piece of apparatus. Current doors height does not allow new fire truck to fit through the door. We plan to replace three doors to match the already altered ladder truck door. After install all the doors will match.

CLOSURE: ☐ SEASONAL

☒ OPEN YEAR ROUND

A complete application to the Design Review Board shall contain the following information:

Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all façades to be altered as seen from a public street.	✓
Color photographs or photo simulations of the buildings adjacent to the subject property.	NA
Detailed drawings, sketches, and/or photos or photo simulations of the existing historic building or structure focusing on the architectural details of any façades which are proposed to be altered.	NA
A site plan drawn to scale and meeting the requirements of Section 125-66 and showing the location of the building on the lot, all site improvements, and the relationship of the proposed building to adjacent buildings.	NA
Detailed building plans drawn to scale showing the exterior of any new building or addition including elevation drawings of all façades that can be seen from a public street together with plans for all portions of the exterior of any existing building seen from a public street that are proposed to be modified. The drawings shall provide information on the various building details covered in the standards, such as roofing materials, siding, windows, doorways, detailing and trim, etc.	Pictorial Provided
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	NA
Details on the design, color, and location of lighting fixtures together with information on proposed lighting levels shall be provided for new exterior lighting or changes in exterior lighting seen from a public street.	NA
A pictorial exhibit showing the neighboring buildings within the block face identifying the existing patterns and relationships, including setbacks from the street, building heights, building scales, front façade proportions, window proportions, building spacing, and materials.	NA
NOTE: Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting. Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.	



Existing



Proposed



**Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness**

DRB Application Number:

2020-08

Date:

03/05/2020

Map & Lot:

209-117-000

GENERAL INFORMATION:

Project Location: 396 ME-3, Bar Harbor, ME 04609

RECEIVED

MAR 05 2020

APPLICANT INFORMATION

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

Name: Dina Thapa Address: 39 Rodick St
City: Bar Harbor State: ME 04609
Email: dthapa6@gmail.com
Phone: 571-296-9794

PROPERTY OWNER INFORMATION

Name: Dina Thapa Address: 39 Rodick St
City: Bar Harbor State: ME 04609
Email: dthapa6@gmail.com
Phone: 571-296-9794

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Reed Hayden Address: 312 N Bond Rd
City: Sweet State: ME
Email: reed@reedhayden.com
Phone: 207-812-6570

TYPE OF PROJECT

- | | | |
|--|---|--|
| <input type="checkbox"/> Demolition or Relocation of Historic Building | <input type="checkbox"/> Changes to Exterior Appearance of Nonhistoric Building | <input type="checkbox"/> Installation or Changes in Outdoor Storage/Display/Vending Machines |
| <input type="checkbox"/> Changes to Exterior of Appearance of Historic Building | <input type="checkbox"/> Installation or Changes in fences and freestanding walls | <input type="checkbox"/> Seasonal Closure |
| <input type="checkbox"/> Construction of New Building or Expansion of Nonhistoric Building | <input checked="" type="checkbox"/> Installation or Changes in Sign or Awning | |

- The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.
- If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
- Applicant shall submit 10 copies of the application and \$2800 or review fees.**

PLEASE BE ADVISED: A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

Signature of Applicant

[Handwritten Signature]

Signage Review
Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-67(BB)

Detailed Project Description:

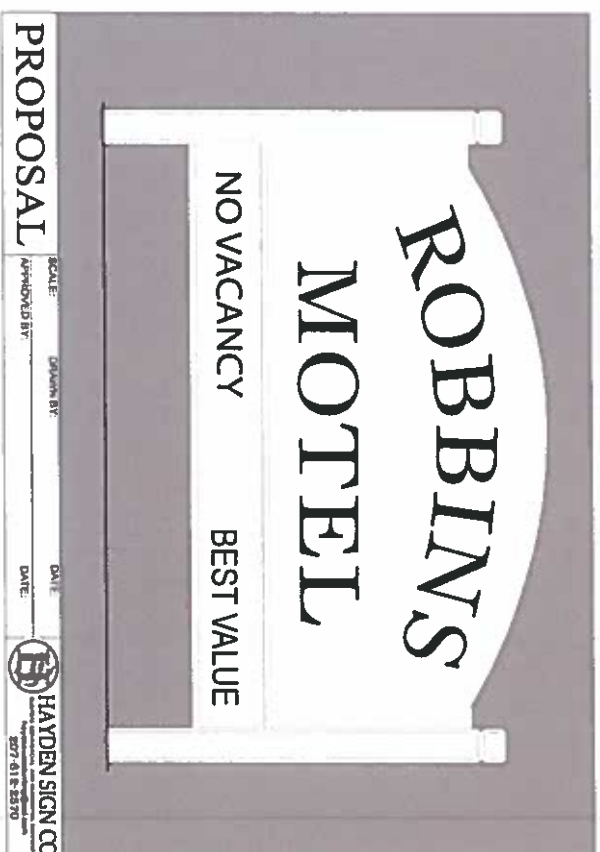
1. Swap out old signs at both ends of the property.
2. Removed Centre Sign. Installing new Motel Signage.

A complete application to the Design Review Board shall contain the following information:

Submittals Required	Provided
Road Frontage Calculation – Length of Road in Front of Property in Linear feet.	238.5'
Signage Plan – Measurements of all existing signage and total square feet of signage	→ East 50' x 40' West 50' x 40' Centre 9' x 3.5'
A scaled drawing of each face of the sign showing the size, color, material, and design of the lettering. If the drawing is not in color, color samples for each principal color must be provided.	
A scaled drawing, photo, or photo simulation showing the location of signs on the building, or, if freestanding, the signs relationship to the building.	
Details of all sign and mounting materials, including type, color, and composition. If a colored rendition of a sign is not submitted, paint chips or product samples must be provided for each proposed sign.	Material → Wood Color → Black on White
A scaled drawing, photo or photo simulation of the building and the neighboring buildings showing color, materials, and relative scale of buildings.	
Cut sheets with a photometric chart demonstrating any proposed lighting for signage will comply with Section 125-67(Z).	
Letter of Authorization if applicant is different than the building owner.	
Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan.	
Details of all seasonal closures for signs and buildings. → Motel Sign. Seasonal closure from Nov - April.	
NOTE: Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting. Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.	



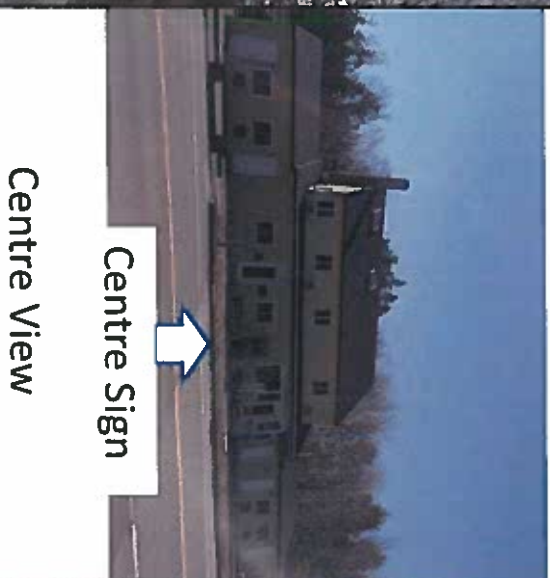
East and West Signs



Centre Sign



West End View



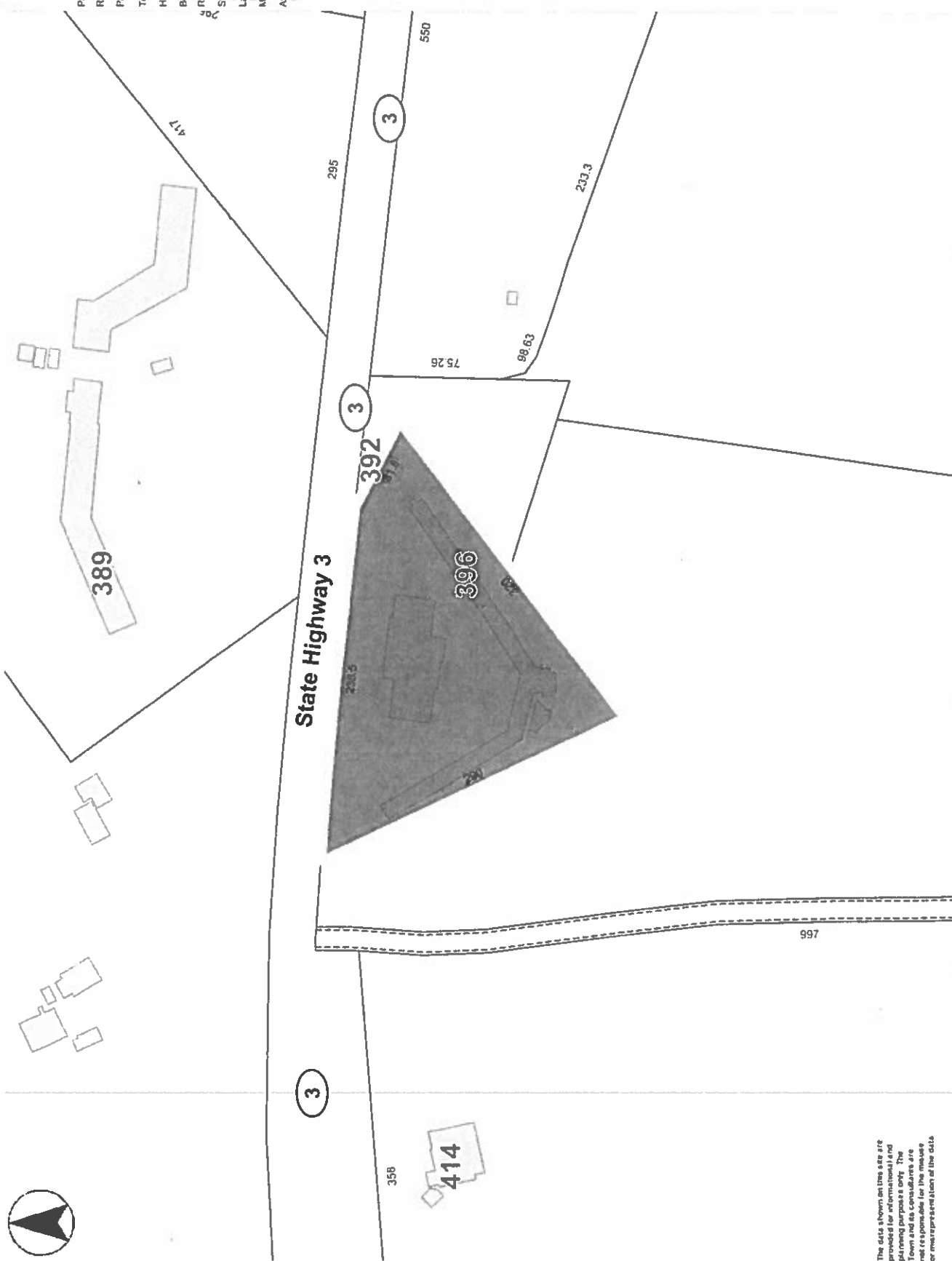
Centre View



East End View



- Parcel History
- ROW
- Parcels
- Town Boundary
- Highways
- Buildings
- Road Centerlines
- Streams
- Lakes & Ponds
- Mash
- Atlantic Ocean



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

160 320 ft

Printed on 03/05/2020 at 04:08 PM

MapsOnline

MISCELLANEOUS PAYMENT RECPT#: 435113
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 03/05/20 TIME: 15:59
CLERK: jlrichter DEPT:
CUSTOMER#: 0

PARCEL: 209-117-000

CHG: REVBD REVIEW BOARD FE 28.00

AMOUNT PAID: 28.00

PAID BY: HIMALAYA LLC
PAYMENT METH: CHECK
1027

REFERENCE:

AMT TENDERED: 28.00
AMT APPLIED: 28.00
CHANGE: .00



**Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness**

DRB Application Number: 2020-09

Date: 3/6/2020

Map & Lot: 227-033-000
RECEIVED

GENERAL INFORMATION:

Project Location: 1345 State Highway 102
Town Hill, ME

MAR 06 2020

**TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT**

APPLICANT INFORMATION

Name: Robert Polley, President
ART WAVES, Inc. Address: 1345A State Highway 102
City: BAR HARBOR State: ME
Email: OFFICE@ARTWAVESMDI.ORG
Phone: 207-266-0010

PROPERTY OWNER INFORMATION

Name: ART WAVES Address: 1345A State Highway 102
City: Bar Harbor State: ME
Email: OFFICE@ARTWAVESMDI.ORG
Phone: 207-266-0010

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Sierra Signs Address: Rt 1
City: Hancock State: ME
Email: sierra.signs@roadrunner.com
Phone: 207-422-3339

TYPE OF PROJECT

- | | | |
|--|---|--|
| <input type="checkbox"/> Demolition or Relocation of Historic Building | <input type="checkbox"/> Changes to Exterior Appearance of Nonhistoric Building | <input type="checkbox"/> Installation or Changes in Outdoor Storage/Display/Vending Machines |
| <input type="checkbox"/> Changes to Exterior of Appearance of Historic Building | <input type="checkbox"/> Installation or Changes in fences and freestanding walls | <input type="checkbox"/> Seasonal Closure |
| <input type="checkbox"/> Construction of New Building or Expansion of Nonhistoric Building | <input checked="" type="checkbox"/> Installation or Changes in Sign or Awning | |

The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.

- If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
- Applicant shall submit 10 copies of the application and \$28.00 or review fees.**

PLEASE BE ADVISED: A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

[Signature]
Signature of Applicant

**Signage Review
Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-67(BB)**

Detailed Project Description:

See Description attached

A complete application to the Design Review Board shall contain the following information:

Submittals Required	Provided
Road Frontage Calculation – Length of Road in Front of Property in Linear feet.	244'
Signage Plan – Measurements of all existing signage and total square feet of signage	✓
A scaled drawing of each face of the sign showing the size, color, material, and design of the lettering. If the drawing is not in color, color samples for each principal color must be provided.	✓
A scaled drawing, photo, or photo simulation showing the location of signs on the building, or, if freestanding, the signs relationship to the building	✓
Details of all sign and mounting materials, including type, color, and composition. If a colored rendition of a sign is not submitted, paint chips or product samples must be provided for each proposed sign.	✓
A scaled drawing, photo or photo simulation of the building and the neighboring buildings showing color, materials, and relative scale of buildings.	✓
Cut sheets with a photometric chart demonstrating any proposed lighting for signage will comply with Section 125-67(Z).	
Letter of Authorization if applicant is different than the building owner.	N/A
Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan.	N/A
Details of all seasonal closures for signs and buildings	N/A
<p>NOTE:</p> <p>Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting.</p> <p>Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</p>	

Artwaves Sign Description

Description:

- 1) Installation of a permanent 2'H x 3'W sign in front of property (height 6' total post)
- 2) Small temporary 'blade' signs 4" x 18" to be hung below main sign as activities merit
- 3) Parking signs (2 on one post) 12" x 18"

Total Square footage:

Main sign 2 x 3'=6'

Parking Signs- 12" X 18" x 2=3'

Temporary 'Blade' signs= 4" x 18"= 2' maximum

Total: 11 sq. ft

Lighting:

The parking post will have a small solar cap light (sample style attached)

Main sign will be lit from above with small solar lights (<100W) (Similar to Sunpal 4 -information attached)

Materials:

All signs will be of MDO plywood with vinyl lettering and logo

All posts 4 x 4 pressure treated bedded in cement



TOWN OF
BAR HARBOR
HANCOCK CO.
MAINE



LEGEND

	Project Boundary
	State Highway
	Water of Bar Harbor
	Shoreline
	Side of Road
	Building
	Marsh Line
	Inventory Address
	FEMA District
	A
	AE
	VE
	X

LOCATION



2019
227

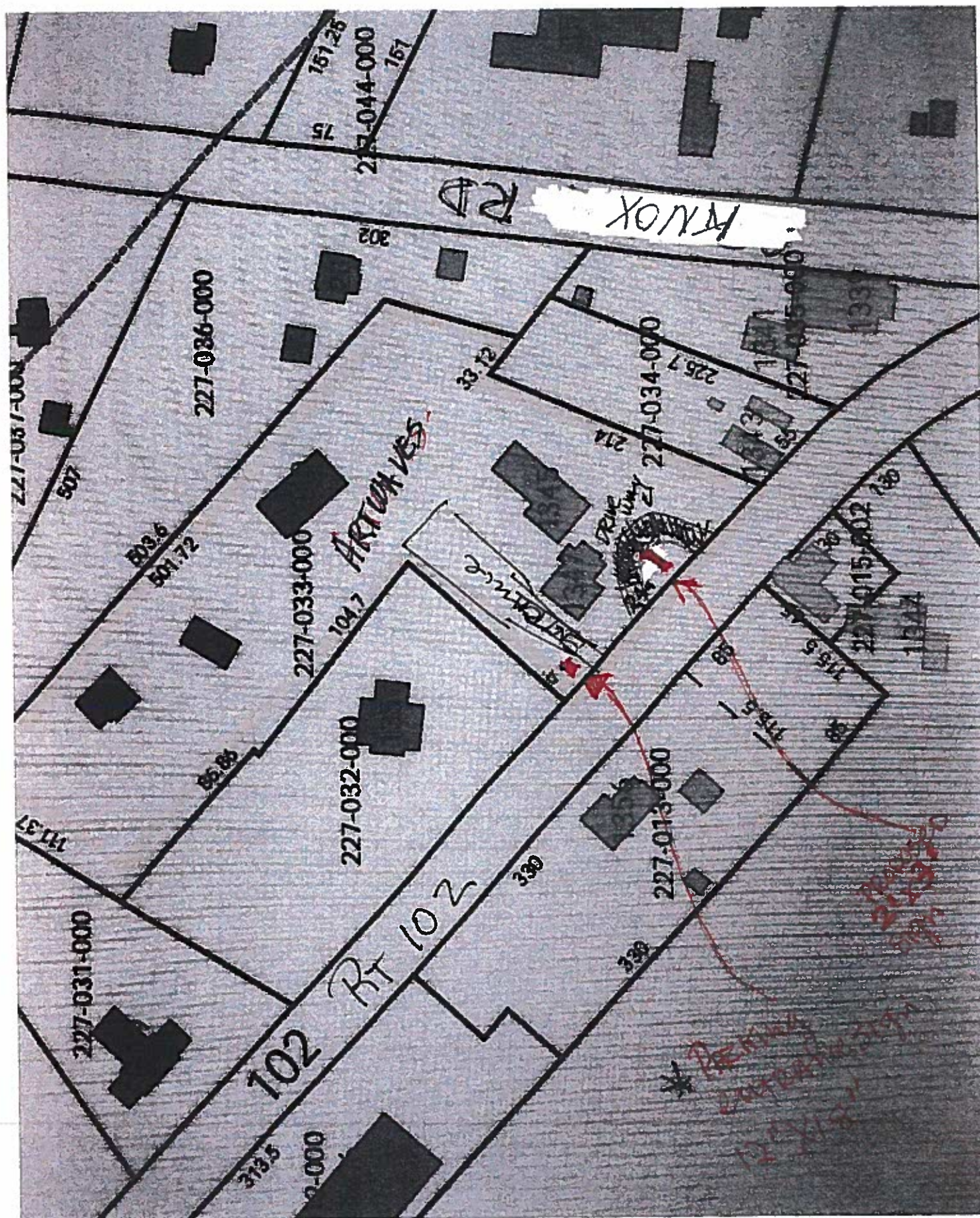


Scale: 1 inch = 100 feet
0 100 200 300 400 feet

DEVELOPER
Karna & Associates, Inc.
100 Main Street, Suite 200
Bar Harbor, ME 04719
Tel: 207.633.1234
Fax: 207.633.1235
www.karna.com



ART WAVES





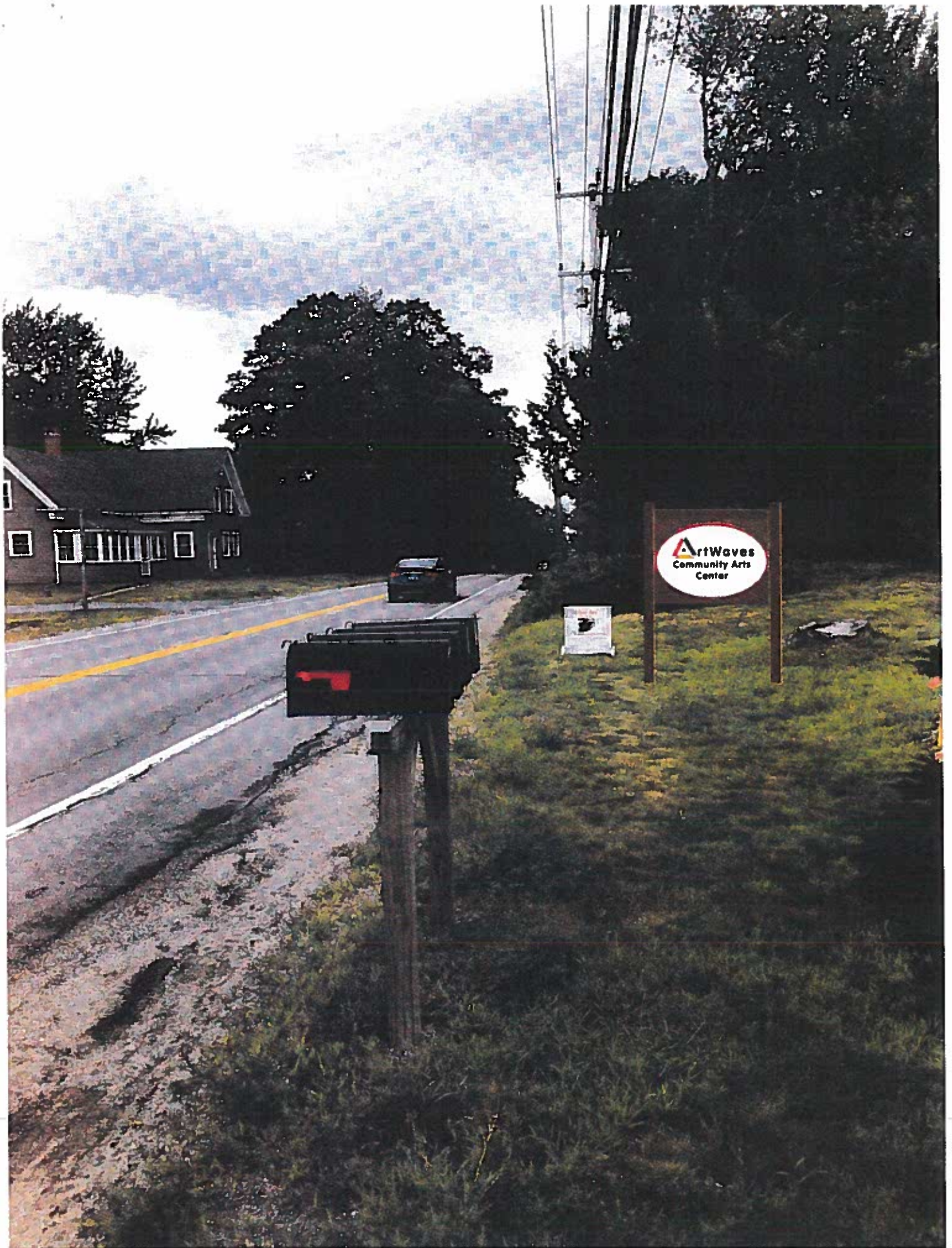
ArtWaves
Community Arts
Center

Drawing

Dance

Mosaics

Fibre Arts

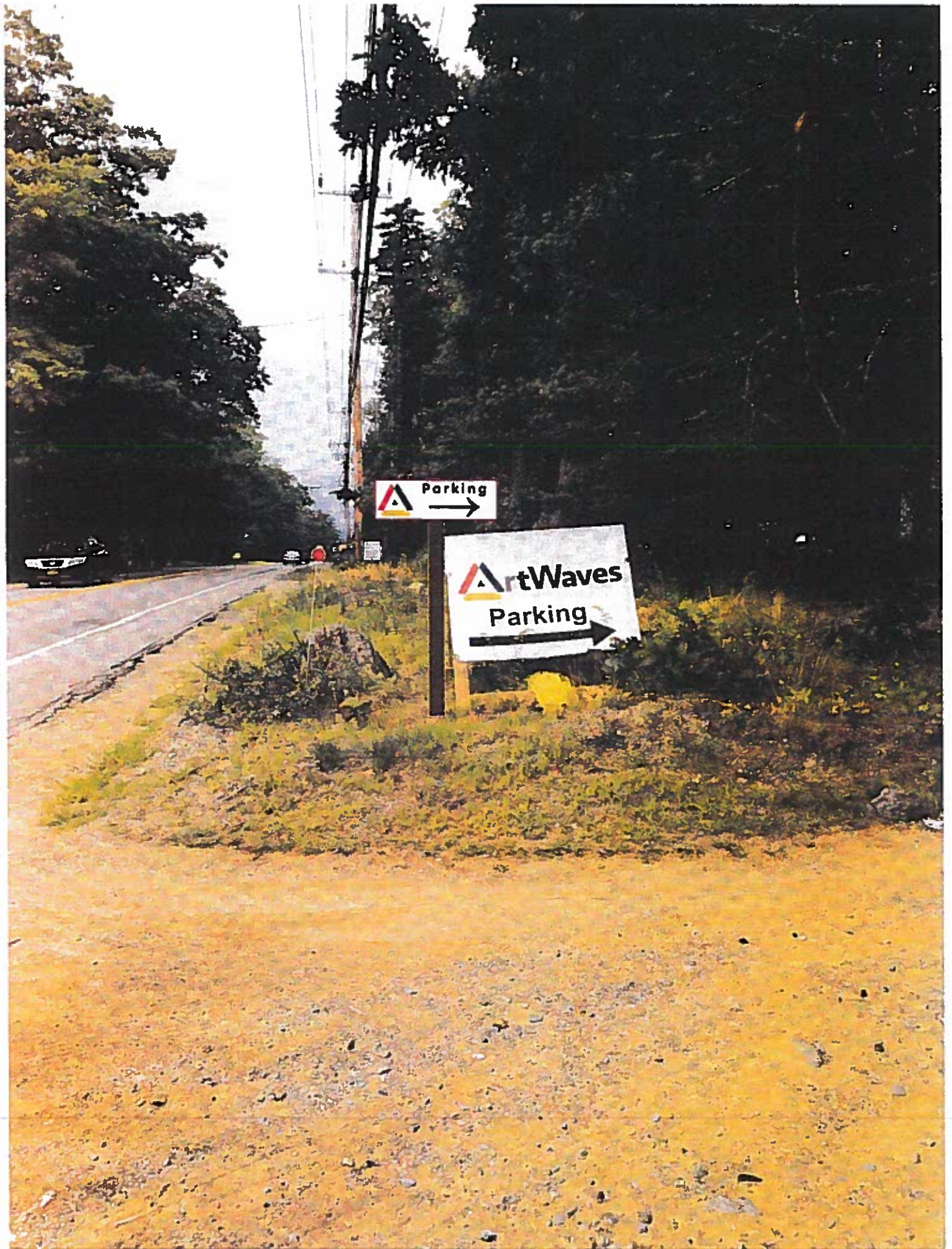


Parking



Parking





 Parking
→

 **ArtWaves**
Parking
→



Shipping to: Bar Harbor, ME ▾

(800) 375-3403

Chat Hours

Learning Center

Help

What are you shopping for?



Log In

Orders & Returns ▾



Shop All Departments

Bathroom

Kitchen

Lighting

Fans

Hardware

Appliances

Flooring

Furniture & Decor

Outdoor HVAC

Commercial Clearance

The Really Big Deal Sale - Save up to 75%

Build.com Credit Card

FREE Standard Ground Shipping on Orders over \$49

Home > Brands > Classy Caps > Classy Caps SL211

Item # bcl3058528

Classy Caps
The 6" Imperial LED Solar Post Cap Lighting

FOR PARKING Sign



Classy Caps

Imperial 6" Wide LED Solar Post Cap Light that fits 3.5" x 3.5" or 4" x 4" Post

Model:SL211R

from the Imperial Collection

5 Reviews | Write a Review

\$30.72

Finish: Bronze



Black
\$33.58
1000 In Stock



The SunPal 4X

Solar Real Estate Lighting

SunPal-4x

Innovative Solar Technologies™



Features:

- Sleek, black body keeps attention on your sign, not the SunPal
- 2 Flux LEDs for complete, even illumination of your sign
- Battery backup for overcast protection and uninterrupted operation
- Adjustable neck allows you to adjust the direction of the light
- Security bolts and tool to keep your investment safe from damage and theft
- Fits any real estate sign on a wood or pvc post (1 SunPal 4X per sign side)

The SunPal 4X builds on the success of the original SunPal, answering a call we had received from many real estate agents – we love the SunPal, but we need something as reliable, but able to be used on post style real estate signs. The SunPal 4X was the answer. The SunPal 4X is an affordable, versatile, well-designed real estate solar light from Silicon Solar, the makers of the SunPal – specifically designed for real estate signs on post-style frames.

Simply put a single SunPal 4X on the side you want illuminated, or one on each side, and the SunPal 4X will automatically charge itself during the day with the power of the sun, and operate all night, each and every night, without any continuous maintenance from you. The formula below shows how the SunPal delivers increased profits and a sizeable return on your small investment.

SunPal = Increased Exposure = Increased Leads = Increased Sales = Increased Commissions = Increased Listings

That is a fairly simple equation to follow - as you use the SunPal Series, your listings gain additional exposure. As your listings gain exposure, you get more sales leads. As you get more sales leads, you get more, and quicker sales. As you get more sales, you get more commissions and more listings. The SunPal represents the very best win-win marketing situation you could hope for when investing a small amount of money, and almost no time.

The 7 Values: Security - Convenience - Peace of Mind - Economy - Save Time - Reliability - Save Money
Find out more at www.siliconsolar.com or www.thesunpal.com

For More Information: www.siliconsolar.com - www.thesunpal.com - 800.653.8540 - sales3@siliconsolar.com

MISCELLANEOUS PAYMENT RECPT#: 435258
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 03/06/20 TIME: 13:25
CLERK: jlrlichter DEPT:
CUSTOMER#: 0

PARCEL: 227-033-000

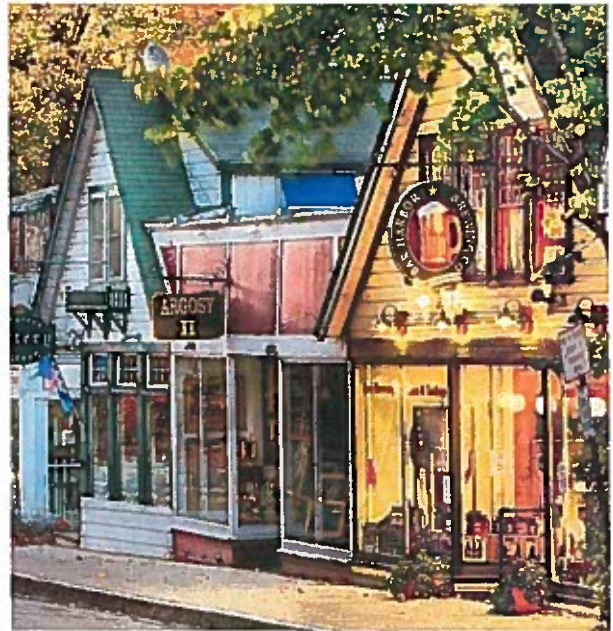
CHG: REVBD REVIEW BOARD FE 28.00

AMOUNT PAID: 28.00

PAID BY: CLASSIC BOAT SHOP IN
PAYMENT METH: CHECK
1191

REFERENCE:

AMT TENDERED: 28.00
AMT APPLIED: 28.00
CHANGE: .00



A building's main entrance can be the focal point on the principal facade and should be uncluttered and obvious, so as not to cause confusion about where to enter.

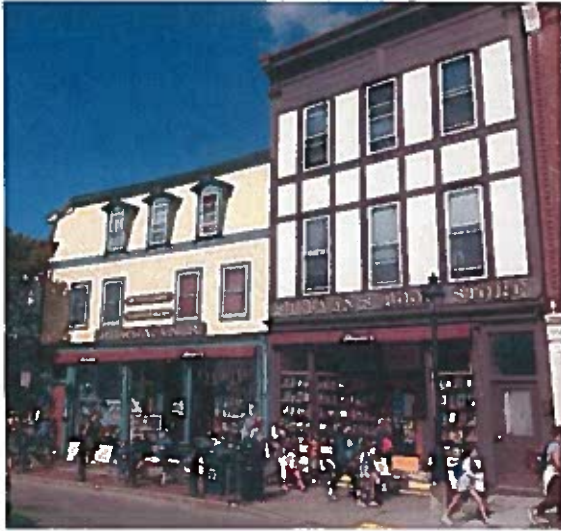
As entry doors on public buildings open outward, entranceways should be recessed so as not to interfere with pedestrian traffic when the door is opened. This is especially important in the center of the village of Bar Harbor where the sidewalks come right up to the buildings. Recessing an entry can also allow customers a bit of shelter from inclement weather and, when flanked with glass, as seen in the building at 80 Main Street (*above left*) and those along Mount Desert Street (*above right*), provide good display space for merchandise.



The owners of 118 Main Street replaced their crumbling tiled entry step with a new granite step. (*left*) This unique entry provides advertisement and fun at the same time.
(is it a step or just a flagstone?)

Photo at top right is copyrighted. Need a similar photo to replace it.

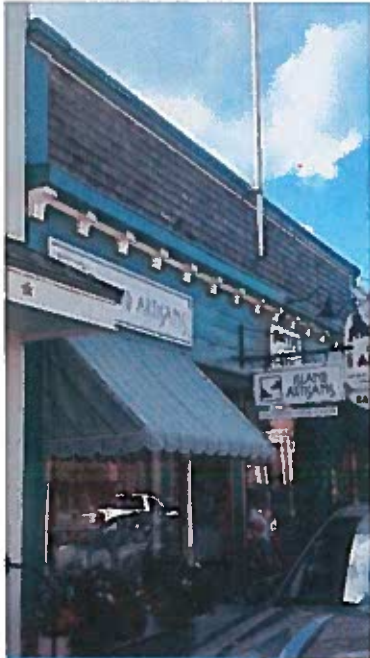
12. APPROPRIATE WINDOW TREATMENT:



The style of windows on a building should be visually compatible with the architectural style of the building. Many different styles of windows can be appropriate as long as the size is proportional to the building and maintains the architectural continuity of the building and its neighbors.



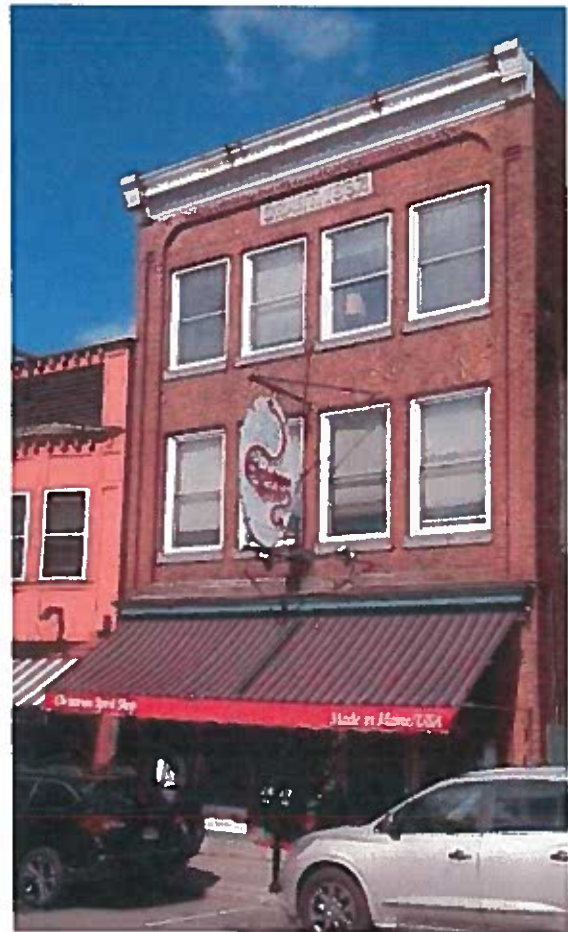
**13. AWNINGS THAT ENHANCE THE OVERALL DESIGN & APPROPRIATE USE OF VALANCE
LETTERING:**



Roll-away awnings are traditional in the village of Bar Harbor and are preferred. These awnings enhance their buildings by their color and their ability to shade and protect patrons coming and going.

Fixed awnings are allowed in the village, however they are not preferred. Winter conditions often mean the canvas sections of these awnings are removed, leaving the structural skeleton - a less than attractive feature over six or seven months.

Fixed awnings in the shape of roll-away awnings are preferred over barrel shaped awnings as they retain a New England village character.



13. AWNINGS THAT ENHANCE THE OVERALL DESIGN & APPROPRIATE USE OF VALANCE LETTERING:

Awnings can also help break up the mass of large buildings as you can see on the building at 43 Cottage Street (*right*).

The solid wall hung awnings at 198 Main Street (*below left*) and 333 Main Street (*below right*) are appropriate for the more modern style of their buildings.

